

# STUMP

FIRST INDUSTRIAL BEULAVILLE | SALE/LEASE



**SELLING PRICE NEGOTIABLE**  
**LEASE RATE \$2.45/SF/YEAR NET3**

Clean, open and highly functional facility with good access to I-40. New 20 year 60 mil TPO roof, LED motion lights and all impediments to ceiling height removed. Large yard and parking lot for lay-down area. Fully fenced and secure. Best space for the price anywhere in Eastern North Carolina! Heavy Power - 15,000 Amps

[CLICK HERE TO SEE A VIDEO](#)  
or go to [tinyurl.com/yc54efe9](https://tinyurl.com/yc54efe9)

## Opportunity

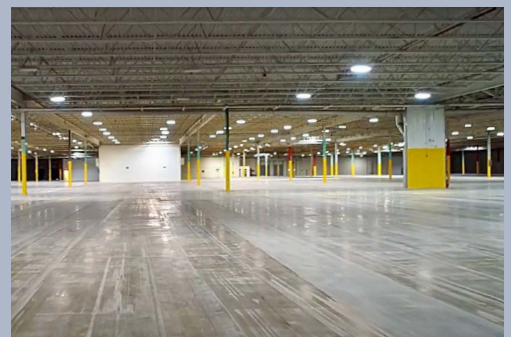
- 243,337 sf on 34.32 acres
- 2,500 sf of office space
- 17' to 18' Manufacturing ceiling height  
20' to 24' Warehouse ceiling height

The Stump Corporation | office 704-332-3535

**Robert Dunn** | 828-443-5954  
**Randy Stump** | 704-589-5529  
**John Stump** | 704-231-3110

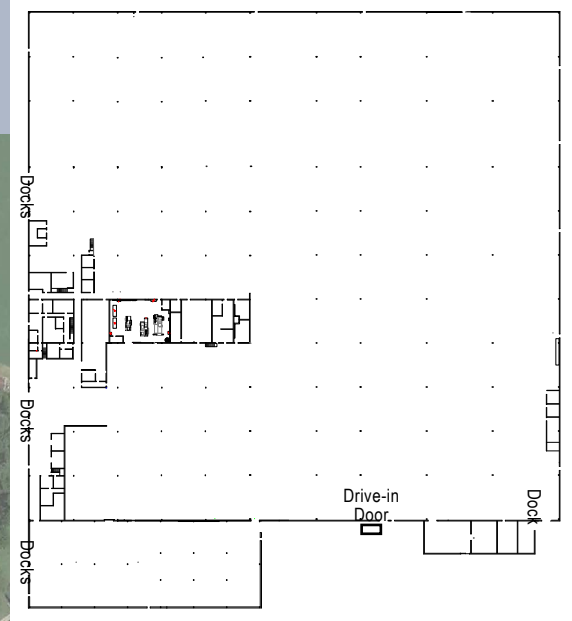
831 East Morehead Street, Suite 440 | Charlotte, NC 28202

**326 Lyman Rd**  
Beulaville, NC  
(Duplin County)





326 Lyman Rd  
Beulaville, NC



## Highlights:

<b>BUILDING SIZE</b>	243,337	<b>AGE</b>	1968, renovated 2020
<b>ACREAGE</b>	34.32	<b>CONDITION</b>	Excellent
<b>OFFICE SPACE</b>	2,500	<b>WALLS</b>	Pre-cast concrete
<b>CEILING HEIGHT</b>	18', 20', 24'	<b>FLOORS</b>	Concrete
<b>TRUCK DOORS</b>	10 Dock High, 1 Drive-in	<b>ROOF</b>	60 mil TPO 2021
<b>DIMENSIONS</b>	460' x 480'	<b>WATER</b>	12" Town of Beulaville
<b>BAY SPACING</b>	30' x 30'; 30' x 40'; 40' x 40'	<b>SEWER</b>	Town of Beulaville
<b>PARKING</b>	200 Paved	<b>ELECTRIC</b>	Duke/Progress 6@2500 Amps 600/480/240V
<b>ZONING</b>	M-1 Manufacturing	<b>GAS</b>	NA
<b>DATE AVAILABLE</b>	Immediately	<b>HEAT</b>	Electric, Gas Force Air
<b>LAST USE</b>	Manufacturing and Distribution	<b>SPRINKLER</b>	100% Wet
<b>SELLING PRICE</b>	Negotiable	<b>LIGHTING</b>	LED Motion Lights
<b>LEASE RATE</b>	\$2.45/SF/Year Net3	<b>A/C</b>	Offices



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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.